



Sandringham Road, Brough, HU15 1UE  
£335,000

Philip  
**Bannister**  
Estate & Letting Agents

# Sandringham Road, Brough, HU15 1UE

## Key Features

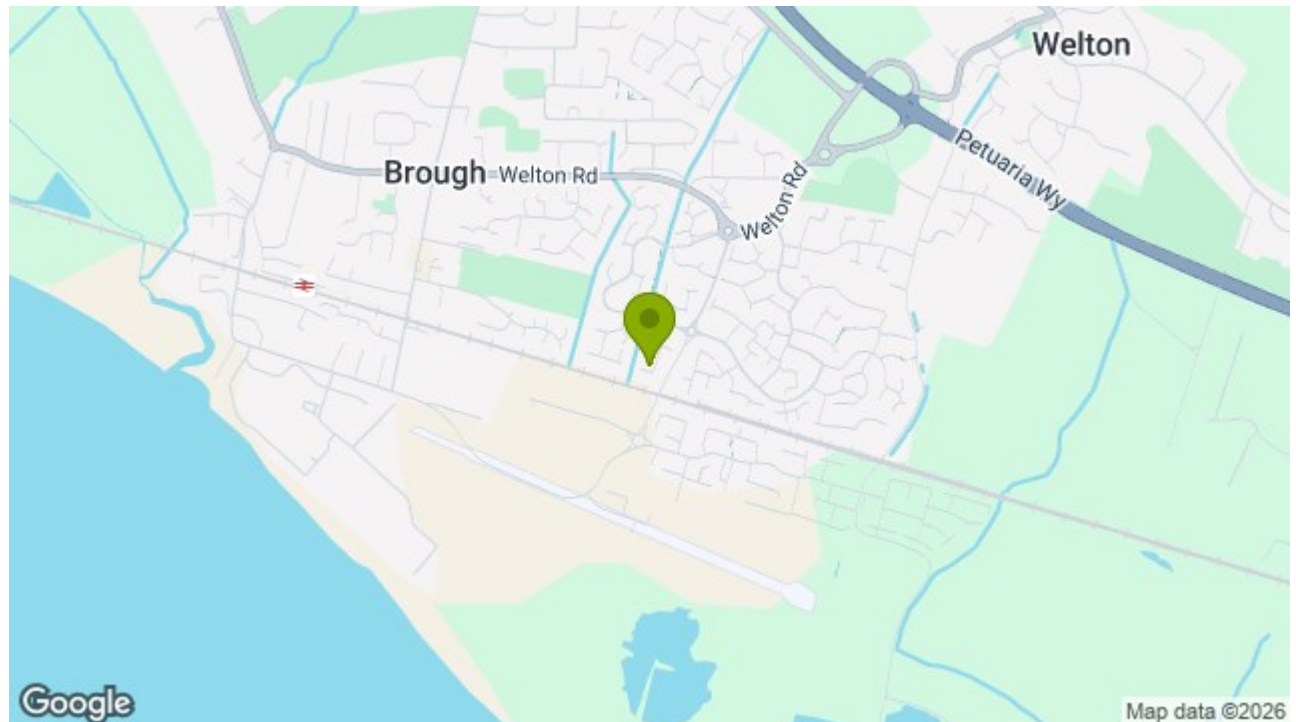
- Beautifully Presented Family Home
- Updated Over Recent Years
- 4 Good Sized Bedrooms
- En-Suite & Walk-In Wardrobe To Bedroom 1
- Lounge With Media Wall
- Stunning Breakfast Kitchen With Appliances
- Utility Room & Cloakroom/WC
- Low Maintenance Garden & Gym
- EPC = C
- Council Tax = E

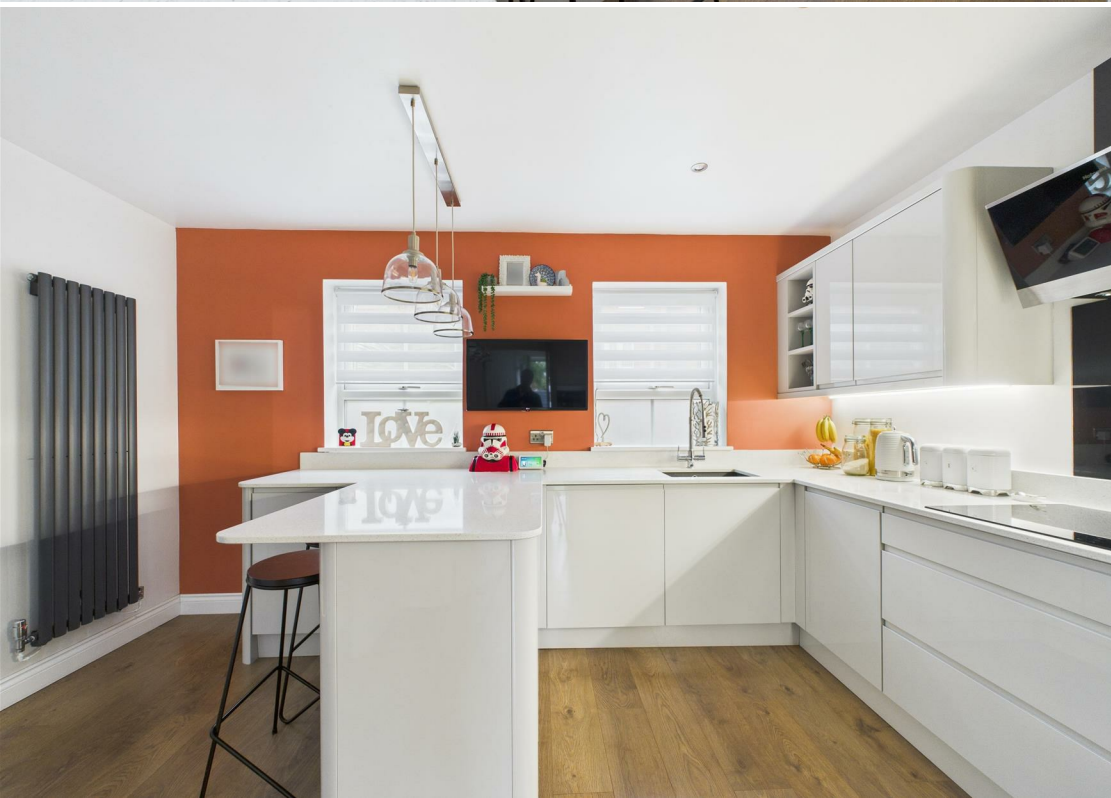
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This beautifully presented and spacious four-bedroom detached family home occupies a desirable corner plot and has been thoughtfully updated in recent years. The ground floor welcomes you with a bright entrance hall leading to a stunning breakfast kitchen, complete with Quartz work surfaces and a range of integrated appliances. A separate utility room offers additional storage and matching units, alongside a convenient cloakroom/WC. The dual-aspect lounge features a stylish media wall and French doors opening onto the garden. A second reception room, ideal for use as a dining area or snug, adds flexibility to the layout.

Upstairs, the impressive primary bedroom is enhanced with decorative wall panelling, a walk-in wardrobe, and a sleek en-suite shower room. Three additional well-proportioned bedrooms share access to a luxurious family bathroom fitted with a contemporary four-piece suite.

Outside, the rear garden has been landscaped for low maintenance, featuring artificial lawn and composite decking. The garage has been expertly converted to offer a versatile space suitable for a home gym, office, or entertainment area. Additional benefits include off-street parking via a driveway positioned to the side of the property.





## ACCOMMODATION

The spacious accommodation is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a composite entrance door, the hallway features a staircase leading to the first floor with a useful storage cupboard beneath.

#### LOUNGE

An attractive dual aspect reception room with a bay window to the front elevation a French doors leading to the rear garden. There is a central media wall with space for a TV and a wall mounted electric fire.

#### DINING ROOM

A well proportioned dining room with space for a table and chairs. There is a window to the rear elevation.

#### BREAKFAST KITCHEN

A fabulous breakfast kitchen which is fitted with a comprehensive range of high gloss wall and base units which are mounted with Quartz worksurfaces and matching upstands. A recessed sink unit with a mixer tap sits beneath a window to the front elevation, integral appliances include an electric oven, microwave oven, induction hob beneath an extractor hood, fridge freezer, wine cooler and a dishwasher. There is an overhanging breakfast bar, a further window to the front elevation and access to:

#### UTILITY ROOM

Fitted with matching units to those of the kitchen, there is a composite sink unit with mixer tap and an

integrated washing machine. A door leads to the rear garden.

### CLOAKROOM/WC

Fitted with a two piece white suite comprising WC and pedestal wash basin. There is a window to the rear.

### FIRST FLOOR

#### LANDING

Allowing access to the accommodation at first floor level. There is a built-in cupboard and an arched window to the front elevation allowing natural light to the landing.

#### BEDROOM 1

A spacious double bedroom with decorative wall panelling, two windows to the front elevation and 'saloon doors' leading to a walk-in wardrobe.

#### EN-SUITE

A modern en-suite which is fitted with a WC, counter-top wash basin above a fixed storage unit and large shower cubicle with a tiled inset and thermostatic shower. There is a heated towel rail and a window to the rear elevation.

#### BEDROOM 2

A second double bedroom with a window to the rear elevation.

#### BEDROOM 3

A further double bedroom with a window to the front elevation.

#### BEDROOM 4

An good sized fourth bedroom with two windows to the front elevation.

## BATHROOM

The luxurious bathroom is fitted with a four piece suite featuring a fabulous freestanding oval double ended bath, inset vanity wash basin within a fixed unit, WC and a walk-in shower enclosure with tiling and a thermostatic shower. There is partial wall tiling, a heated towel rail and a window to the rear elevation.

## OUTSIDE

### FRONT

To the front of the property there is a lawn area which wraps around the property and there is a lock paved footpath from the roadside area and a footpath leading to the property

### REAR

The delightful rear garden has been designed for low maintenance. Partly walled, the garden is mainly laid with artificial turf and has two areas of composite decking providing excellent seating space.

### GARAGE/GYM

The garage has been converted to a gym/entertainment/office space, with French doors opening from the garden. There is light and power-points.

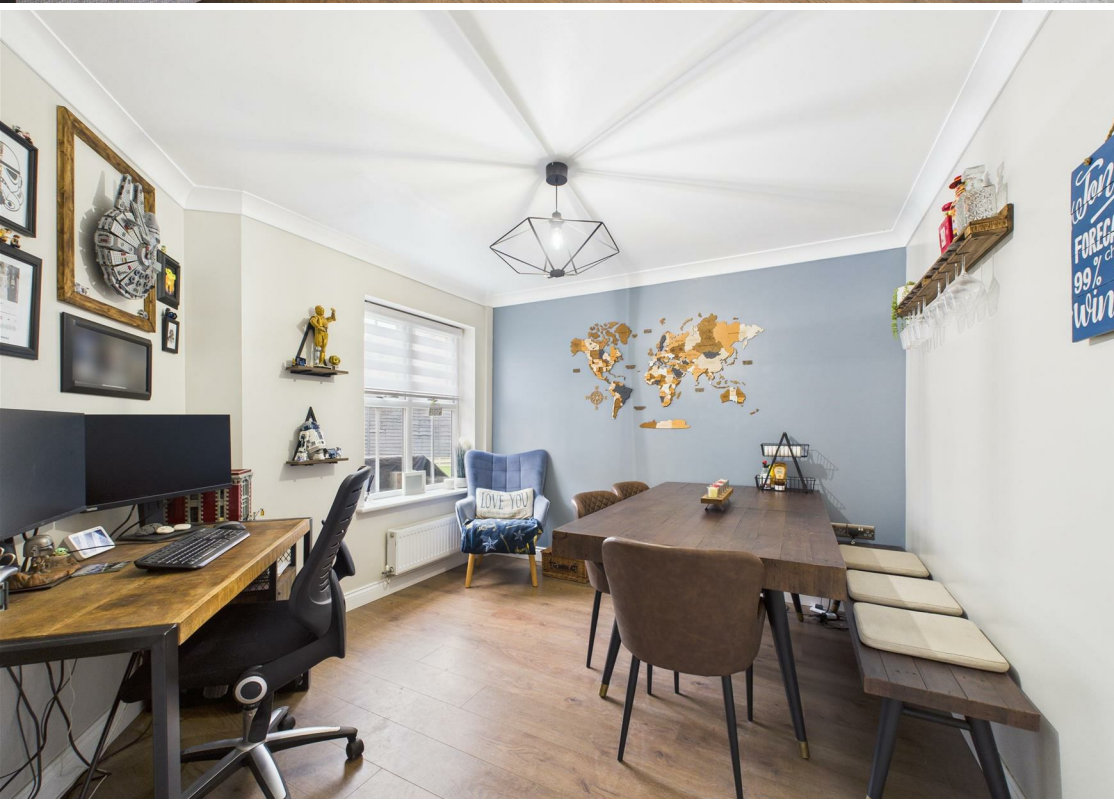
### DRIVEWAY

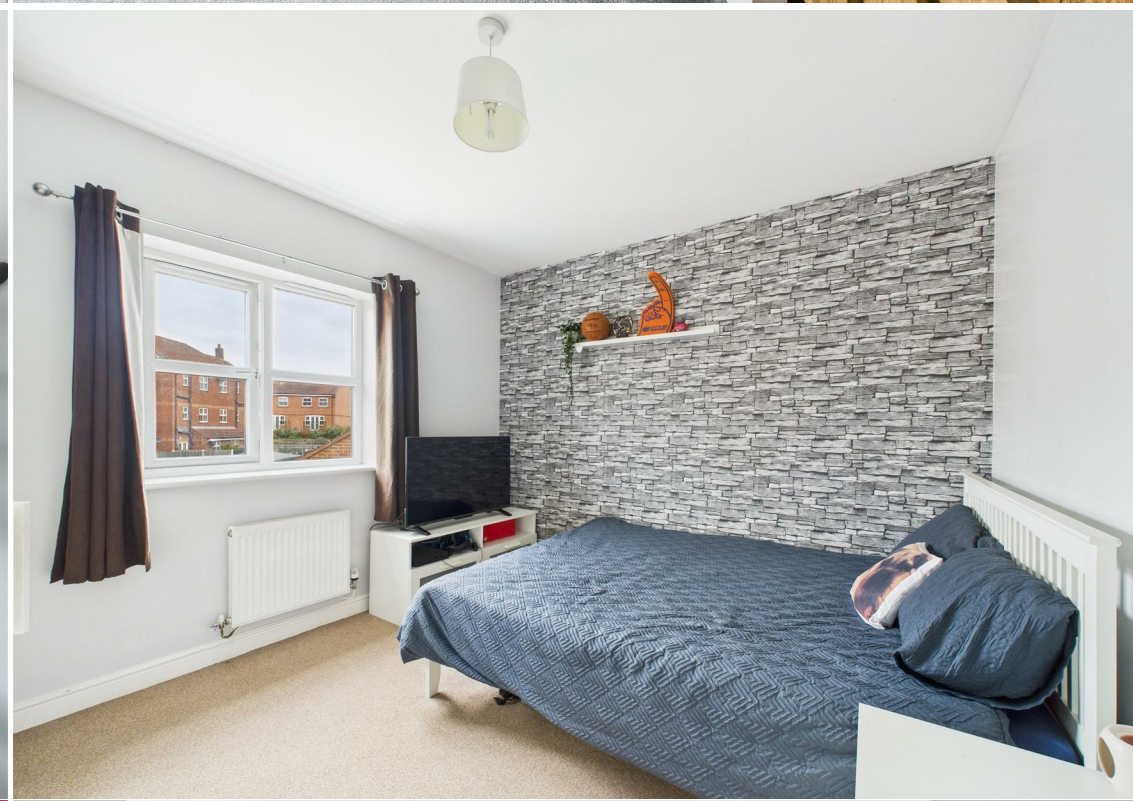
A block paved driveway to the side of the property provides off street parking for two vehicles.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.







**DOUBLE GLAZING** - The property has the benefit of PVC double glazed frames.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

We understand that the property is Freehold.

## VIEWINGS

Strictly by appointment with the sole agents.

## AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your

circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

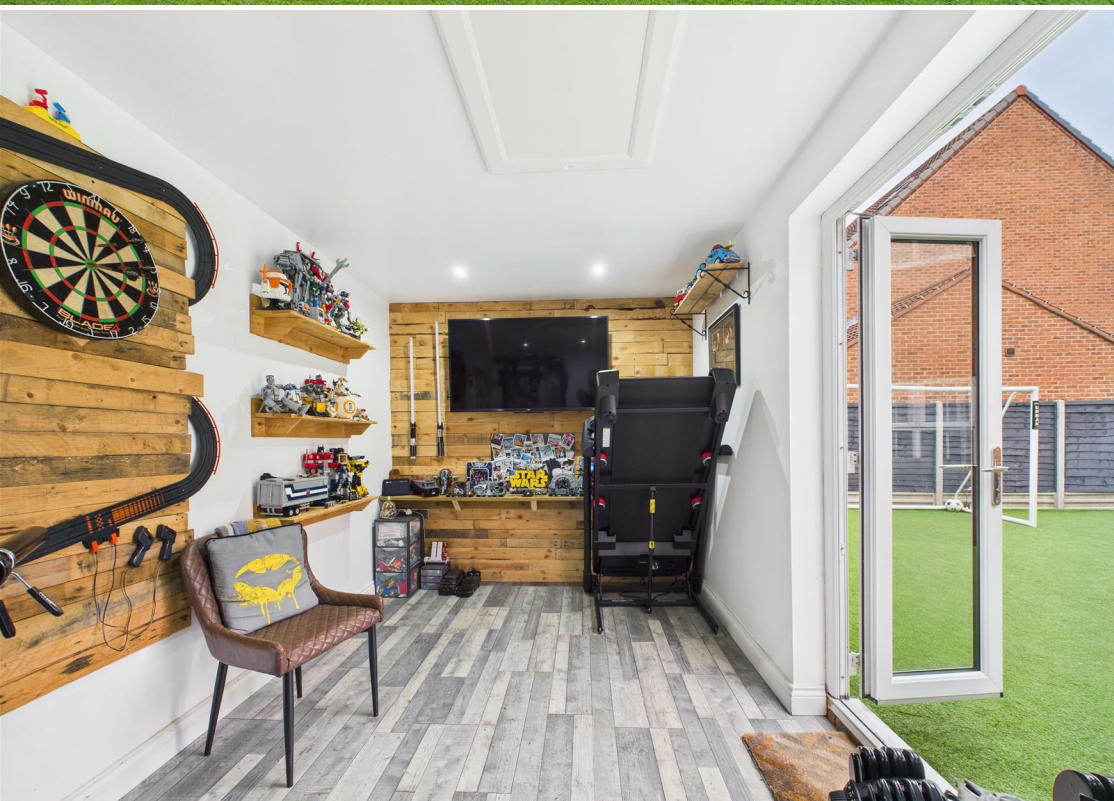
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

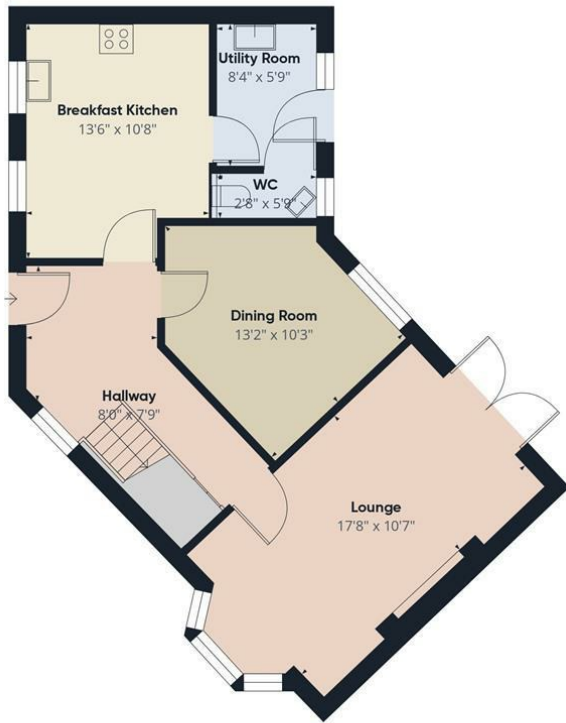
## AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the

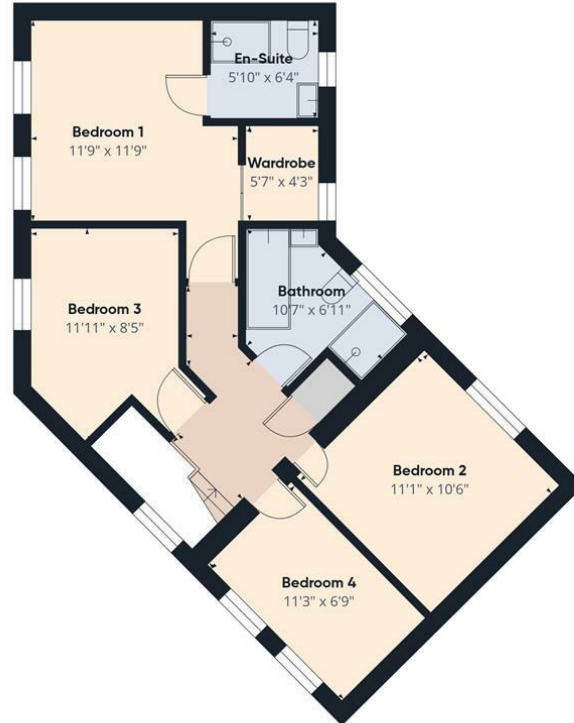
information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Ground Floor



First Floor

Approximate total area<sup>m</sup>  
1263 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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